

SELECT PORTFOLIO SERVICING, INC. (SPS)
NORTON, BRENDA AND ESTATE OF LAWRENCE
WEAVER
521 EAST PINECREST DRIVE, ATLANTA, TX 75551

CONVENTIONAL
Firm File Number: 18-030569

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 18, 2007, LAWRENCE A WEAVER A SINGLE PERSON AND BRENDA K NORTON A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to THOMASON, RODGER, as Trustee, the Real Estate hereinafter described, to BANCORPSOUTH BANK, STATE CHARTERED INSTITUTION in payment of a debt therein described. The Deed of Trust was filed in the real property records of **CASS COUNTY, TX** and is recorded under Clerk's File/Instrument Number 2007002659, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Cass county**, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Cass, State of Texas:

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND SITUATED IN THE WILLIAM STEWART SURVEY, ABSTRACT NO. 936, IN CASS COUNTY, TEXAS, ON THE WEST SIDE OF SOUTH BOGGIE STREET AND ON THE NORTH SIDE OF STATE HIGHWAY NO. 77 IN THE CITY OF ATLANTA, TEXAS, AND BEING ALL OF LOT NO 2 IN BLOCK NO 1 OF THE TANGLEWOOD ADDITION (THIRD PART) TO THE CITY OF ATLANTA, TEXAS, AS THE SAME APPEARS ON THE PLAT OF SAID ADDITION IN VOLUME 2, PAGE 16, OF THE PLAT RECORDS OF CASS COUNTY, TEXAS, LESS AND EXCEPT 10 FEET OFF THE NORTH END OF LOT NO. 2 IN BLOCK NO. 1. TANGLEWOOD ADDITION (THIRD PART), ATLANTA, TEXAS, AS CONVEYED TO STEPHEN W. GRIFFIN AND WIFE, MARGAGET M GRIFFIN, BY JAY S CLEMENTS AND W M KENNEDY DATED JANUARY 12, 1968 AND RECORDED IN VOLUME 503, PAGE 406 OF THE DEED RECORDS OF CASS COUNTY, TEXAS

Property Address: 521 EAST PINECREST DRIVE
ATLANTA, TX 75551
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: TOWD POINT MORTGAGE TRUST ASSET-BACKED SECURITIES, SERIES 2016-3, U.S.
BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

FILED FOR RECORD

2020 FEB 27 AM 11:51

AMY L. VARNELL
CASS COUNTY CLERK


SUBSTITUTE TRUSTEE

Robert LaMont, Mariett Fletcher, Ronnie Hubbard, Sheryl
LaMont or Allan Johnston
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

Feb 27, 2020

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

Exhibit A

All that certain lot or parcel of land lying and situated in the William Stewart Survey, Abstract No 936, in Cass County, Texas, on the West side of South Boggie Street and on the North side of State Highway No 77 in the City of Atlanta, Texas, and being all of Lot No 2 in Block No 1 of the Tanglewood Addition (Third Part) to the City of Atlanta, Texas, as the same appears on the Plat of said Addition in Volume 2, Page 16, of the Plat Records of Cass County, Texas, LESS AND EXCEPT 10 feet off the North end of Lot No 2 in Block No 1, Tanglewood Addition (Third Part), Atlanta, Texas, as conveyed to Stephen W Griffin and wife, Margaget M Griffin, by Jay S Clements and W M Kennedy dated Janaury 12, 1968 and recorded in Volume 503, Page 406 of the Deed Records of Cass County, Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jannia Mitchell

May 22, 2007 02 13 39 PM

2007002659

FEE \$64 00

Jannia Mitchell County Clerk
Cass County TEXAS

*Pm
Law*